August 2019 20191, Reston, VA

Sold Summary

	Aug 2019	Aug 2018	% Change		
Sold Dollar Volume	\$18,867,450	\$30,553,414	-38.25%		
Avg Sold Price	\$419,277	\$477,397	-12.17%		
Median Sold Price	\$402,500	\$448,000	-10.16%		
Units Sold	45	64	-29.69%		
Avg Days on Market	22	25	-12.00%		
Avg List Price for Solds	\$419,801	\$480,268	-12.59%		
Avg SP to OLP Ratio	98.3%	98.6%	-0.26%		
Ratio of Avg SP to Avg OLP	98.6%	98.1%	0.50%		
Attached Avg Sold Price	\$384,369	\$431,969	-11.02%		
Detached Avg Sold Price	\$580,725	\$655,615	-11.42%		
Attached Units Sold	37	51	-27.45%		
Detached Units Sold	8	13	-38.46%		

Notes:

• SP = Sold Price

OLP = Original List Price
LP = List Price (at time of sale)
Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	Aug 2019	Aug 2018	% Change
Active Listings	64	69	-7.25%
New Listings	54	62	-12.90%
New Under Contracts	39	21	85.71%
New Contingents	7	26	-73.08%
New Pendings	46	47	-2.13%
All Pendings	45	42	7.14%

Financing (Sold)

Assumption	0
Cash	7
Conventional	32
FHA	5
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	0
1 to 10	21
11 to 20	10
21 to 30	2
31 to 60	8
61 to 90	2
91 to 120	3
121 to 180	1
181 to 360	0
361 to 720	0
721+	0

Active Detail

Sold Detail

		Residential			Condo/Coop	Active Listings		js		
	2 or	Less BR	3	BR	4 or I	More BR	All	Residential		Condo/Coop
Price Ranges	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	1	0	0	2
\$150K to \$199,999	0	0	0	0	0	0	2	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	7	0	1	9
\$300K to \$399,999	0	3	0	6	1	0	2	0	3	2
\$400K to \$499,999	0	0	0	9	1	1	1	2	9	0
\$500K to \$599,999	0	0	1	0	3	1	1	4	2	0
\$600K to \$799,999	0	0	0	3	1	0	0	9	3	0
\$800K to \$999,999	0	0	0	0	1	0	0	2	14	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	1	1	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	3	1	18	7	2	14	18	33	13
Avg Sold Price	\$0	\$344,000	\$515,000	\$460,328	\$590,114	\$528,125	\$274,821			
Prev Year - Avg Sold Price	\$181,000	\$342,000	\$511,000	\$495,242	\$732,000	\$511,750	\$250,885			
Avg Sold % Change	0.00%	0.58%	0.78%	-7.05%	-19.38%	3.20%	9.54%			
Prev Year - # of Solds	1	3	2	26	10	10	12			